

BOOK 918 PAGE 728

RECORDED FOR RECORD July 25 19 73 AT 936 O'CLK A M SAME DAY RECORDED & EX'D PER ELLIS C. WAGNER, CLK.THIS DEED, made this 14th day of June, 1973, by IRVING A. ABB, Widower, of Frederick County, Maryland.

WITNESSETH: That for and in consideration of the sum of \$10.00, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, the said IRVING A. ABB, Widower, do hereby grant and convey, in fee simple, unto I. A. ABB COMPANY, INCORPORATED, a Body Corporate of the State of Maryland, its successors and assigns, all those pieces or parcels of real estate, situate, lying and being in Braddock Election District, and more particularly described as follows:

PARCEL NO. 1: All those lots or parcels of land, situate, lying and being in Braddock Election District, Frederick County, Maryland, and more particularly described as follows:

BEING part of the same property conveyed to Nevin M. Biser and wife by Arthur A. Stacy and wife by deed dated November 1, 1921, and recorded in Liber 336, folio 351; being Lot #3 described as the second parcel in a deed from Levi J. Wolfe and wife to Geneva Wolfe Smith dated January 31, 1916, and recorded in Liber No. 316 folio 87; being the same Lot No. 3 described in a deed from Henry M. Nixdorff to Edward Y. Goldsborough, dated March 15, 1873, and recorded in Liber C.M. No. 9, folio 757. Beginning at the southeast corner of Lot No. 3 at a stone pile at the end of the second line of Lot No. 2, and running thence (1) North 28 deg. East 24.3 perches to a stake and stones in the outlines of the whole 31 1/16 acres tract, thence with the third line of said tract (2) North 62 deg. West, 47.85 perches to a planted stone at the northeast corner of the Smith property and with the eastern line of said property (3) South 18 1/2 deg West, 24 perches to a tree at the end of the second line of Lot No. 2 and by and with said line reversed (4) South 62 deg. East 43.75 perches to the place of beginning, containing 6.87 acres or 6 acres, 3 roods and 19 square perches of land.

2. Being part of the same property conveyed to Nevin M. Biser and wife by Arthur A. Stacy and wife by deed dated November 1, 1921, and recorded in Liber 336, folio 351; being part of the first parcel described in a deed from Levi J. Wolfe and wife to Geneva Wolfe Smith dated January 31, 1916, and recorded in Liber 316, folio 87; being also part of the 20-acre tract described in a deed from Robert G. McPherson, et. al., to Edward Trail dated October 30, 1841, and recorded in Liber H.S. 14, folio 489. Beginning at a stone at the northwest corner of the property hereby intended to be conveyed, said stone being also at the end of the second line of the 20-acre tract of land and at the end of the second line of a 100-acre tract described in a deed from Charles Beatty to Conrad Doll dated September 5, 1780, and recorded in Liber W.R. 2, folio 379, and running with the outlines of the 20-acre tract 3 courses and distances (1) south 18 1/2 deg. West, 34 perches to a stone, thence (2) south 62 deg. east, 12.7 perches to a stone at the end of the second line of the 6.87-acre tract above described and running thence by and with said second line reversed (3) south 62 deg. east, 47.85 perches to the end of the first line of said 6.87-acre tract; thence by lines of division now made two courses and distances (4) north 28 deg east, 14.5 perches to a stake and stones, thence (5) north 44 1/2 deg. west 63.5 perches to a stone in the second line of the whole 20-acre tract aforesaid; thence by and with said second line (6) north 64 deg. west, 5.5 perches to the place of beginning, containing 9.69 acres.

3. Being part of the same property conveyed to Nevin M. Biser by William C. Roderick, Sherriff, by deed dated May 24, 1929, and recorded in Liber 370, folio 402; being also part of the first parcel described in a deed from Eugene G. Smith and wife to Marshall H. Fulmer dated March 28, 1910, and recorded in Liber 292, folio 47. Beginning at a stake and stones at the end of the fifth line of said first parcel, said point being the northwest corner of the property hereby intended to be conveyed and also being at the end of the second line of the third or 3 acres, 3 roods and 18 square perches parcel of said deed and running thence by and with a portion of said second line reversed and by and with the outlines of the first parcel of which this is a part (1) south 35 deg. west, 23 perches to a large red oak tree on original corner, thence (2) south 72 deg. east, 40.2 perches to a stake and stones; thence by lines of division now made two courses and distances (3) north 31 deg. east, 14.5 perches to an iron pipe near a corner fence post; thence by a field fence (4) north 60 1/2 deg. west 39 perches to the beginning, containing 4.46 acres. The total acreage hereby conveyed is 21.02 acres, more or less.